

2019-002414

Klamath County, Oregon

03/15/2019 10:51:00 AM

Fee: \$102.00

 **TICOR TITLE**

2244410AM
470318057476

After Recording Return To:
Moss Rentals LLC
8555 W. Langell Valley Road
Bonanza, OR 97623

SPECIAL WARRANTY DEED

By and between

JPMorgan Chase Bank, National Association, as Grantor
3415 Vision Drive
Columbus, OH 43219-6009

and

Moss Rentals LLC, as Grantee
8555 W. Langell Valley Road
Bonanza, OR 97623

Until a change is requested, all tax statements
shall be sent to the following address:

Moss Rentals LLC
8555 W. Langell Valley Road
Bonanza, OR 97623

The true consideration for this conveyance is \$48,000.00.

SPECIAL WARRANTY DEED

JPMorgan Chase Bank, National Association, a national association whose mailing address is 3415 Vision Drive, Columbus, OH 43219-6009 ("Grantor"), conveys and specially warrants to Moss Rentals LLC, an Oregon limited liability company, whose mailing address is 8555 W. Langell Valley Road, Bonanza, OR 97623 ("Grantee"), the real property described on Exhibit A attached hereto and made a part hereof, free of encumbrances created or suffered by the Grantor except for those matters set forth on Exhibit B attached hereto and made a part hereof.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

(Signature Page Follows)

(Signature Page for Special Warranty Deed)

Dated this 07 day of MAR, 2019.

BY SIGNING BELOW, THE UNDERSIGNED CERTIFIES THAT THE CONSIDERATION STATED IN THIS DEED IS THE TRUE AND ACTUAL CONSIDERATION FOR THE TRANSFER OF THE PROPERTY.

GRANTOR:

JPMorgan Chase Bank, National Association, a national association

By: [Signature] **MAR 07 2019**

Name: Timothy J Wilson

Its: Vice President

STATE OF Ohio)

COUNTY OF Franklin)

This instrument was acknowledged before me on MAR 07, 2019, by Timothy J Wilson, as the Vice President of JPMorgan Chase Bank, National Association, a national association

Heather R. Sears

Notary Public for Ohio **Heather R Sears**

My commission expires: 12/5/2021



EXHIBIT A

Legal Description

THE SOUTH 60 FEET OF LOT 14, BLOCK 8, PLEASANT VIEW TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THE EAST 5 FEET THEREOF CONVEYED TO KLAMATH COUNTY FOR ROAD PURPOSES.

EXHIBIT B

Permitted Exceptions

1. The lien of taxes and assessments for the current year and subsequent years.
2. Matters that would be shown by an accurate survey and inspection of the property.
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable.
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist).
5. All roads and legal highways.
6. Rights of parties in possession (if any).
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.